



Catherine E. Pugh  
Mayor

## COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Tom Liebel, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

June 12, 2018

**REQUEST:** Consent Agenda – Rehabilitation of building including adding deck and changing window opening to door.

**ADDRESS:** 9 S. Carlton Street/1100 Booth Street (Union Square Historic District)

**PETITIONER(S):** War Horse Cities, Owner  
David R. Lopez, AIA, LEED AP, LED | BETTER studios, Architect

**STAFF:** Walter W. Gallas, AICP

**RECOMMENDATION:** Approval, with final details to be approved at staff level.

### **SITE/HISTORIC DISTRICT**

General Area: The property is located in the Union Square Historic District, with the primary three-story structure on S. Carlton Street between W. Baltimore Street to the north and Hollins Street to the south. A one-story garage addition is attached on the east side and fronts onto a dead-end section of Booth Street off of S. Arlington Street (*Images 1-3*). The Union Square local historic district is a dense area of rowhouses and commercial structures located in Southwest Baltimore. Two major features define the district: Union Square Park, a donation to the city in the 1840s, and Hollins Market with the city's oldest market building. Generally bounded by South Schroeder, West Pratt, South Fulton, and West Baltimore Streets, the area of approximately 21 blocks is comprised of over 1,000 buildings. The district is built on a hierarchical street-grid system laid down over gently sloping terrain by engineer-surveyor Thomas H. Poppleton following the land's 1816 annexation to the city.

### Site Conditions

The existing property is a three-story masonry warehouse of five bays dating to the latter 19<sup>th</sup> century. Windows on the primary (west) elevation are wood, two-over-two, within arched openings. Metal grilles cover the three first floor windows. A wood panel entry door with wood header and surround is covered by a security gate at the first floor. Masonry fills a wide arched opening at the southern side of the primary façade. The building has a very narrow masonry cornice at the roof. The north and south elevations, where buildings formerly abutted 9 S. Carlton, have been partially stuccoed (*Image 4*). At the rear, the main building's east elevation has a large roll-down metal garage door. Six window openings at the second and third floors have been filled in with concrete blocks. A one-story addition with another metal roll-down garage door is attached to the main building, and fronts onto Booth Street (*Image 5*). The building appears to be structurally sound, with no signs of settlement.

The 1890 Sanborn map shows a collection of buildings on the site—a two story building surrounded by six one-story buildings (*Image 6*). The present three-story building appears as a “Junk Warehouse” in the 1901 Sanborn map encompassing the full site. A one-story building remains behind it in Booth Street, which ends behind the main building (*Image 7*). The 1971 Sanborn map shows this same building on S. Carlton with a one-story cinder block warehouse behind it at 1100 Booth Street (*Image 8*). Images of 9 S. Carlton Street in the 1970s and 1980s show all of its openings on the Carlton side closed with masonry (*Images 9-12*). In November 2013, 7 S. Carlton Street, the building which abutted 9. S. Carlton on the north side, collapsed along with 5 S. Carlton Street; both were demolished and the lots cleared (*Images 13-14*).

## **BACKGROUND**

April 6, 1987 – Notice to Proceed issued to open bricked-in windows and install wood windows along with installation of doors, sills and stuccoing.

November 16, 2005 – Notice to Proceed for roof and window repair; repointing masonry and painting trim.

## **PROPOSAL**

Applicant proposes to repair the exterior of the building, including re-opening window openings on the east elevation at the second and third floors. The plan proposes to construct a roof deck on the one-story former garage set back from the parapet and with a glass railing. One of the window openings at the second floor of the main building’s east elevation is proposed for conversion to a door in order to access the deck.

## **APPLICATION OF GUIDELINES**

- *Guideline 1.1 Identifying and Preserving Historic Building Fabric:* The historic fabric at the front elevation is being preserved and restored, and so the proposal meets this guideline.
- *Guideline 1.2 Masonry:* The masonry is being cleaned, repaired and repointed in accordance with CHAP guidelines.
- *Guideline 1.6 Doors:* Doorways will be restored on the Carlton Street elevation. A window opening at the second floor which has been enclosed will be converted to a door in order to access rooftop deck atop one-story garage. Door will be minimally visible and so meets the guideline.
- *Guideline 1.7 Windows:* Windows will be replaced with new wood windows matching profiles of existing, and so meets the guidelines.
- *Guideline 1.8.10 Roof Decks:* The deck will be constructed on the roof of the one-story section of the building on Booth Street. The glass railing will be set back 4’-6” from the Booth Street parapet. Viewed from the east down Booth Street from S. Arlington, the deck will be minimally visible, so it meets the design guideline.

## **NEIGHBORHOOD COMMENTS**

The Union Square ARC and Hollins Roundhouse Neighborhood Association have received copies of the plans. The Union Square Association and the ARC has responded that they have no objections to the plans.

## **ANALYSIS**

CHAP staff finds that the proposed rehabilitation with roof top deck:

- Meets *Guideline 1.1 Identifying and Preserving Historic Building Fabric*;
- Meets *Guideline 1.2 Masonry*;
- Meets *Guideline 1.6 Doors*;
- Meets *Guideline 1.7 Windows*; and
- Meets *Guideline 1.8.10 Roof Decks*.

## **RECOMMENDATION**

**Staff recommends approval of the plan with final details to be approved by staff.**

A handwritten signature in black ink, appearing to read "E. S. M. L.", written in a cursive style.

**Eric Holcomb**  
**Director**

## MAP AND IMAGES

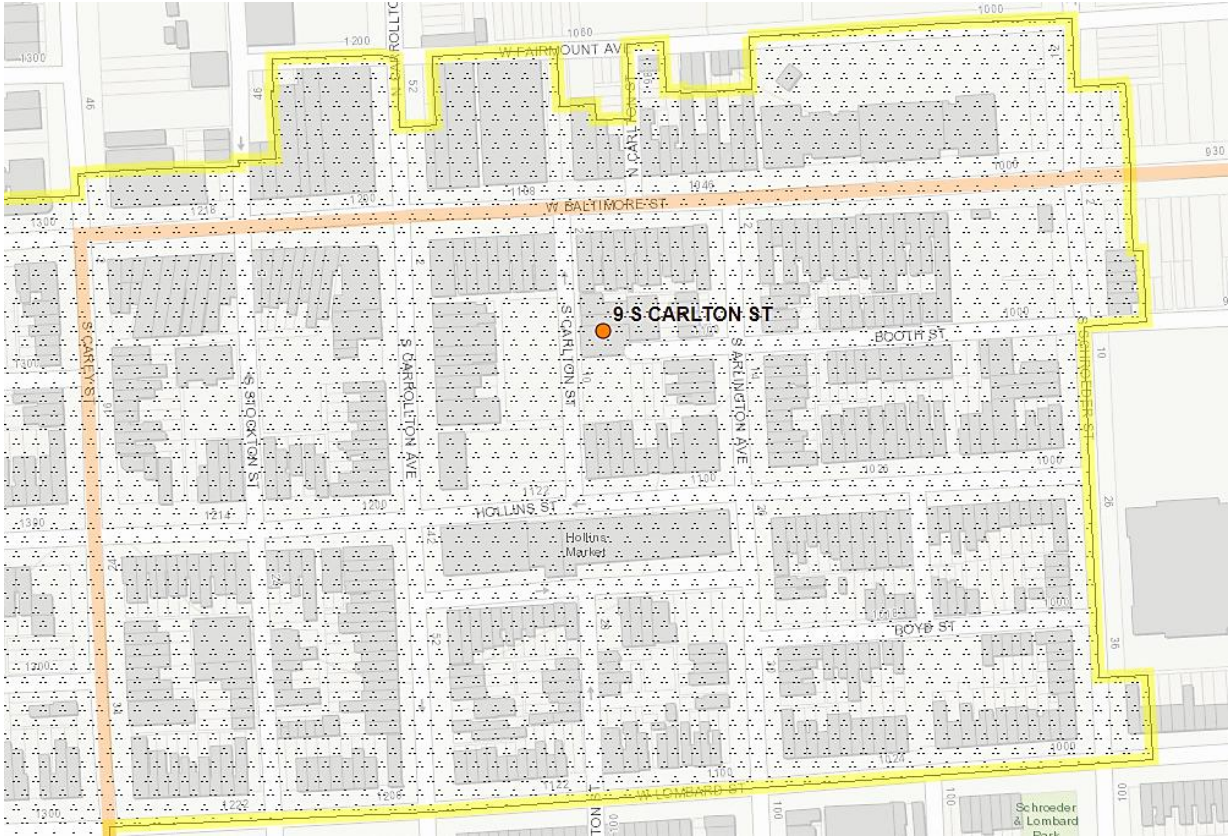
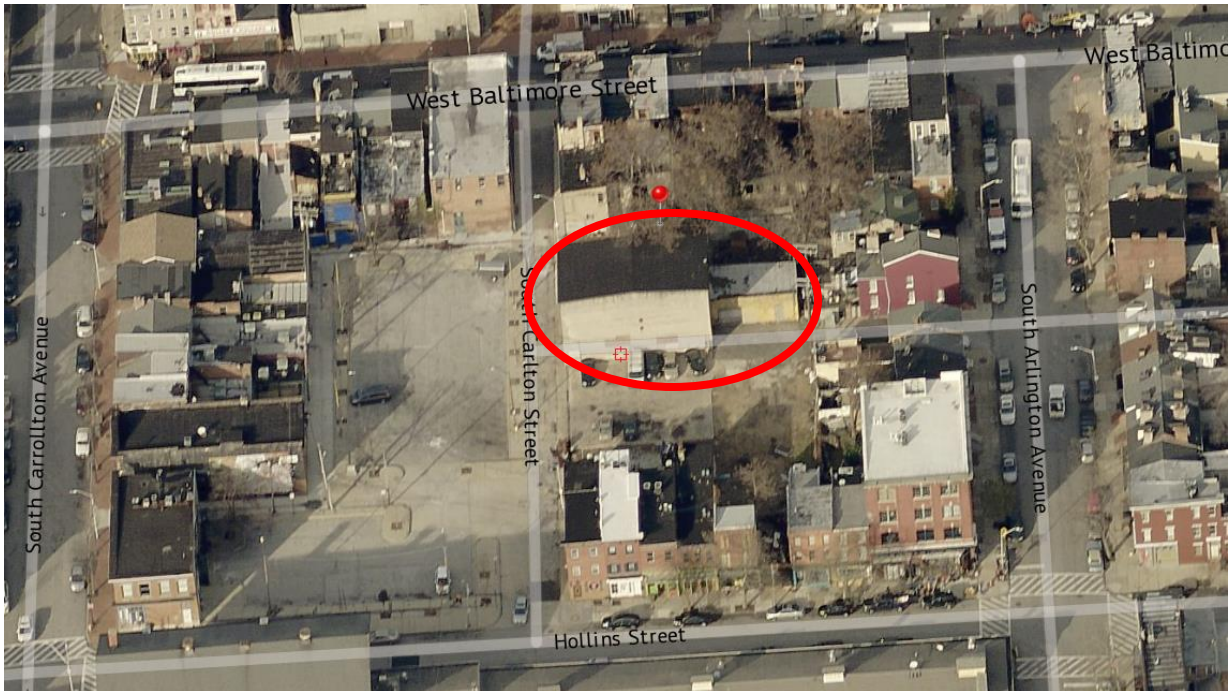


Image 1 – 9 S. Carlton Street in the Union Square Historic District (yellow outline).



Image 2: Aerial view of 9 S. Carlton Street from west, December 2016





*Image 3: Aerial view of 9 S. Carlton Street from south, December 2016*



*Image 4: 9 S. Carlton Street, May 16, 2018*



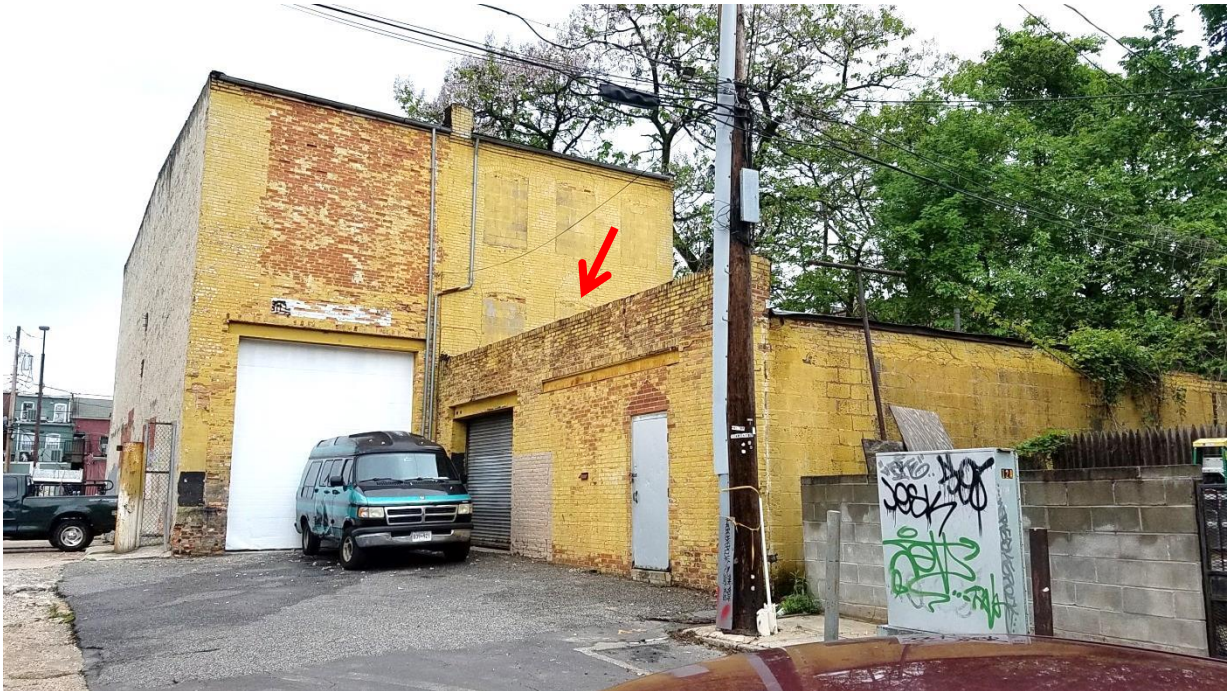


Image 5: Rear of 9 S. Carlton Street and 1100 Booth Street, May 16, 2018. Arrow marks window opening to be converted to door. Other five enclosed window openings to be restored. Deck to be built on roof of one-story garage.

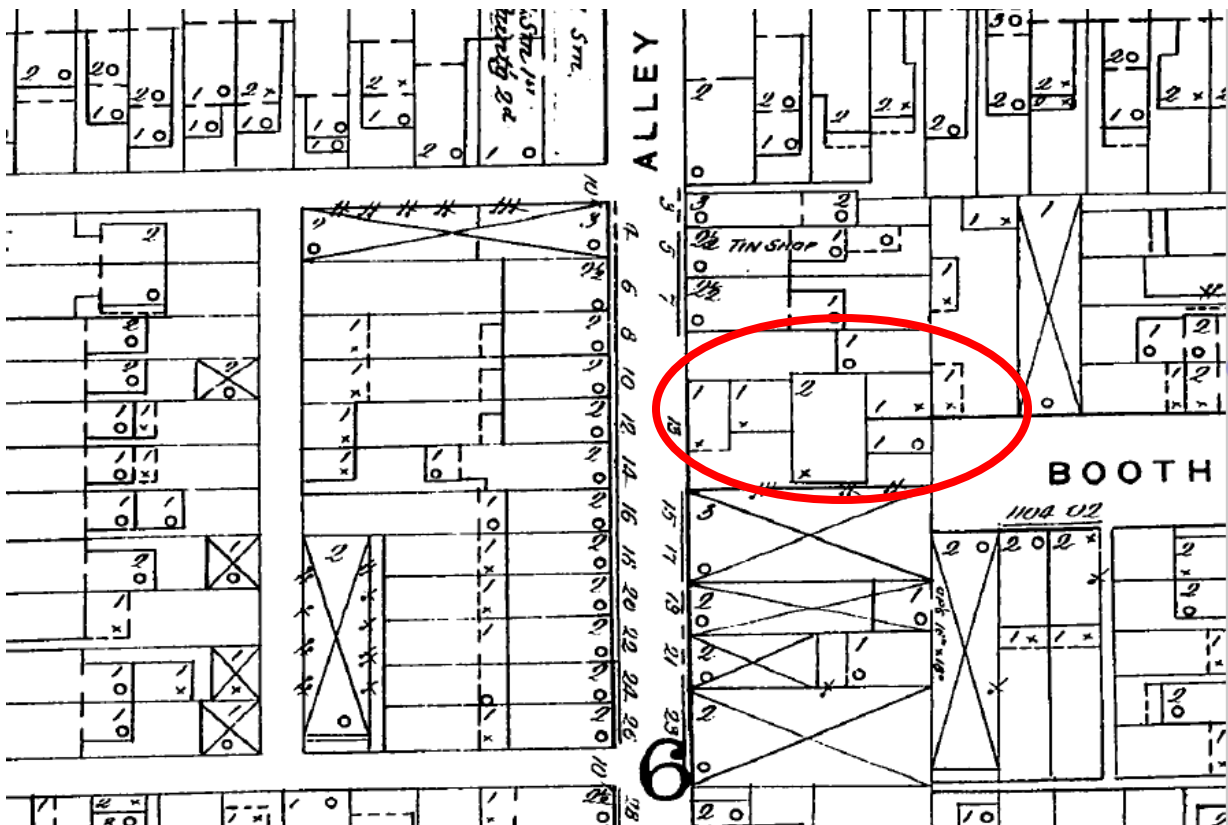


Image 6: 1890 Sanborn Map

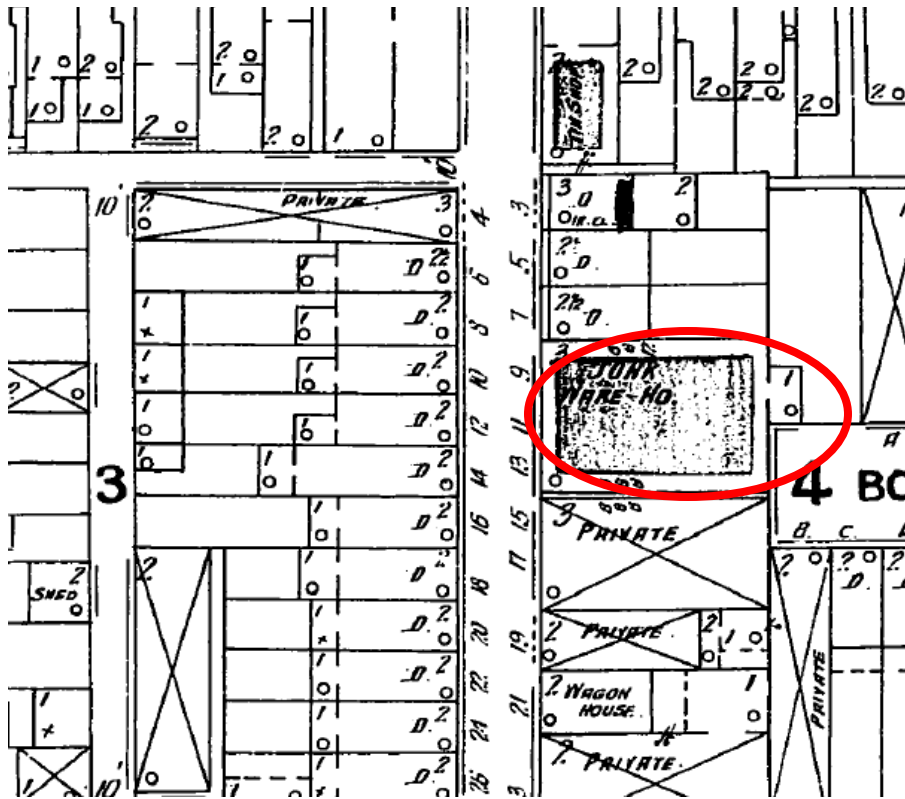
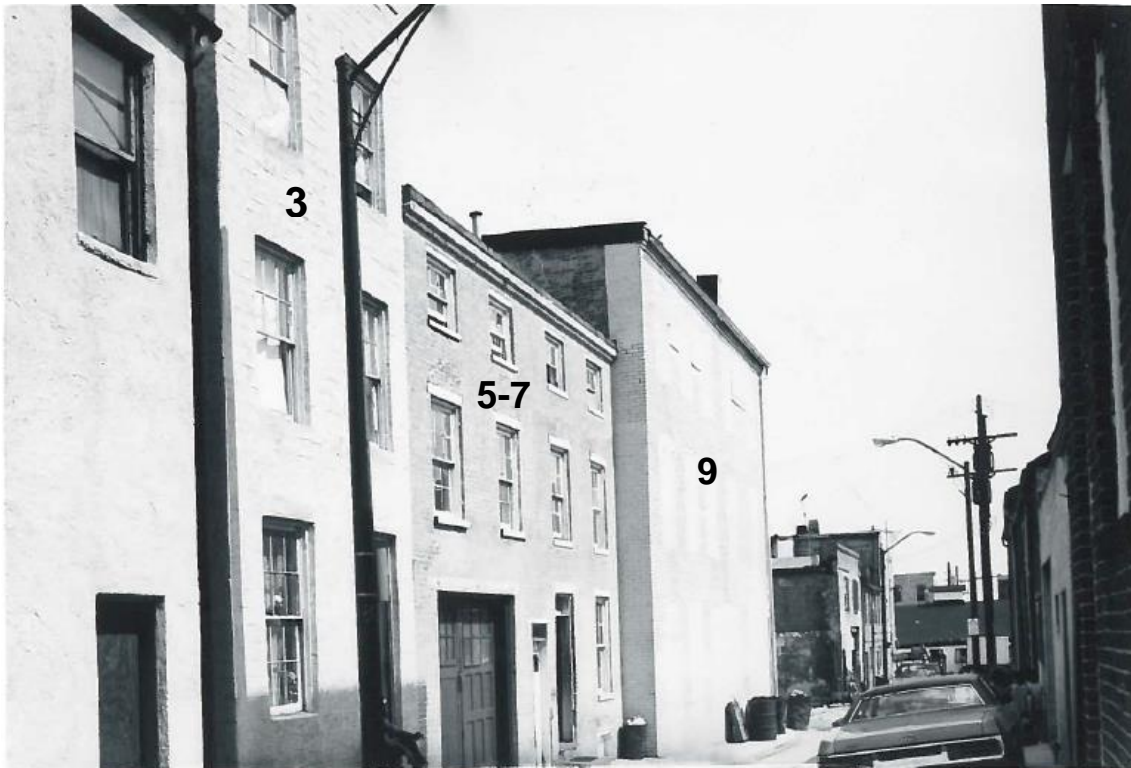


Image 7: 1901 Sanborn Map



Image 8: 1971 Sanborn Map





*Image 9: 3, 5-7, and 9 S. Carlton Street, looking south, 1975*



*Image 10: Rear of 9 S. Carlton Street looking west down Booth Street, July 1975*





*Image 11: Unit block S. Carlton Street looking north with 9 S. Carlton at right, March 1987*



*Image 12: 9 S. Carlton Street façade, March 1987*



*Image 13: 7 and 9 S. Carlton Street, November 2005*





*Image 14: 5 (totally collapsed), 7 (façade), and 9 S. Carlton Street, November 2013*